



**QUINCY PLANNING BOARD**  
1305 Hancock Street, Quincy, Massachusetts 02169  
Tel. (617) 376-1362 FAX (617) 376-1097  
TTY/TDD (617) 376-1375

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DENNIS E. HARRINGTON  
Director

THOMAS P. KOCH  
Mayor

**QUINCY PLANNING BOARD MEETING**  
**Wednesday, December 11, 2013 at 7:00 P.M.**

The regular meeting of the Quincy Planning Board will be held on Wednesday, December 11, 2013 at 7:00 PM, in the new City Council Chambers, 2<sup>nd</sup> Floor, City Hall, 1305 Hancock Street, Quincy, MA 02169.  
The Public is welcome to attend.

**AGENDA**

**7:00 PM** Call to Order by Chairman  
**7:05 PM** Vote on minutes of the November 13, 2013 Planning Board meeting

**PUBLIC HEARINGS (2):**

**7:10 PM Public Hearing, City Council Order No. 2013-202, 55 Newport Avenue, Landowner's Request to Amend existing Planned Unit Development Zoning Decision Order No. 094097 Approved by the City Council, acting as Special Permit Granting Authority, on December 19, 1994.**

**7:20 PM Public Hearing, City Council Order No. 013-203, Landowner's Request to Rezone Lot 5 at 39 Fayette Street as shown on Map 6107, Plot 29, Lot 5, from Planned Unit Development (PUD) to Residence "C"**

**CONTINUED PUBLIC HEARINGS (2):**

**7:30 PM Continued Public Hearing, 20 Fort Street, Special Permit-Site Plan Review, Planning Board Case No. 2013-17**

In accordance with the provisions of Chapter 40A, Section 11 MGL and Title 17 of the Quincy Municipal Code, the Quincy Planning Board will hold a continued public hearing on Wednesday, December 11, 2013 at 7:30 P.M. in the new City Council Chambers, 2<sup>nd</sup> Floor, Quincy City Hall Annex, 1305 Hancock Street, Quincy, MA, on the application of Austin Realty Proprietorship South, LLC, Steven Austin, Manager, for a Special Permit, Site Plan Review, Finding and Parking Waiver under Quincy Zoning Ordinance Title 17, Sections 5.1.17, 8.1, 8.3, 9.4 and 9.5. The proposed work site is located at 20 Fort Street and the proposal is to convert the existing 5,679 square foot office building into 14 studio apartments. The lot is 7,344 square feet. The land is within the QCD-10 District and Flood Plain Overlay District and is shown on Assessors' Map 1166 as Pt. Lot 6, Plot 44.

**7:45 PM Continued Public Hearing, 6-8 Old Colony Avenue, Special Permit-Site Plan Review, Planning Board Case No. 2013-16**

In accordance with the provisions of Chapter 40A, Section 11 MGL and Title 17 of the Quincy Municipal Code, the Quincy Planning Board will hold a continued public hearing on

Wednesday, December 11, 2013 at 7:45 P.M. in the 2<sup>nd</sup> floor Conference Room, Quincy City Hall Annex, 1305 Hancock Street, Quincy, MA, on the application of RL Estate Development, LLC, for approval under the Quincy Zoning Ordinance, Site Plan Review under section 17.9.5.1, Special Permit under 17.9.4 and 17.5.1.17 related to parking requirements, for the conversion of an existing Three (3) Family building located at 6-8 Old Colony Avenue, Quincy, into a seven (7) unit residential building with parking for seven (7) vehicles and related improvements. The subject property is located within a Business C zoning district and shown on City of Quincy Assessors' Map No. 5091, Lot 124, Plot 3.

**BUSINESS MEETING:**

1. Revisions to Planning Board Rules and Regulations, as adopted in December 2011, including but not limited to Site Plan Review Rules and Regulations
2. Presentation and Discussion of Transit Oriented Development overarching principles
3. Execute Planning Board Decisions (4):
  - 68 Beale Street, Special Permit-Site Plan Review, Planning Board Case No. 2013-15
  - 188 Sea Street, Zamforia Industries, Special Permit, Planning Board Case No. 2013-12
  - 44 Town Hill Street, Site Plan Review, Planning Board Case No. 2013-18
  - 1369 (-1397) Hancock Street, Modification of an Existing Wireless Antenna Facility, Verizon, Site Plan Review, Planning Board Case No. 2013-19

**ANY OTHER RELATED BUSINESS COMING BEFORE THE BOARD**

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